

Deer Valley, Inc., shall have the right, but not the obligation, to clean, clear, beautify, plant, pave and generally improve the appearance of the area within the above described easement and shall further have the right, but not the obligation, to improve the existing roadway lying within the easement.

The foregoing easement is given for the purpose of beautification and shall be for the exclusive use of the parties hereto, their heirs, successors and assigns, and such others as the parties may hereafter jointly designate.

TO HAVE AND TO HOLD unto the parties hereto, their heirs, successors and assigns forever. The easement herein conveyed shall be deemed to be appurtenant to the respective premises and shall run with the land.

The area within the aforesaid easement shall be subject to the following restrictions, conditions and covenants:

1. From and after October 1, 1983, no signs of any kind shall be erected or maintained within the limits of the easement, except those to designate the Deer Valley development.

2. No buildings, sheds or other structures shall be erected or maintained within the limits of the easement unless specifically approved in writing by each of the parties hereto.

3. No portion of the easement shall be used for dumping of trash or disposal of any waste or rubbish.

4. No activity shall be conducted within the limits of the easement which is inconsistent with its use as a beautification area.

IN ADDITION TO THE FOREGOING COVENANTS, Joe Williams hereby agrees and covenants that no sign shall be erected within 200 feet of the center line of the easement (as hereinabove described) which shall be visible from U. S. Highway #25.

The covenants, conditions and restrictions herein shall run with the respective premises affected thereby, and shall be binding upon the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, Deer Valley, Inc., has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly

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